



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 21, 2016
1603-SPP-06 & 1603-ODP-06

Petition Number: 1603-SPP-06 & 1603-ODP-06

Subject Site Address: West of Ditch Road, between 151st and 156th

Petitioner: Estridge Development Management LLC

Request: Petitioner requests an amendment to a previously approved Overall Development Plan and Primary Plat for single-family residential lots on approximately 138.8 acres+/- in the Harmony PUD District

Current Zoning: Harmony PUD District, Underlying Zoning is SF-4

Current Land Use: Agricultural

Approximate Acreage: 138.8 acres+/-

Property History: Harmony PUD Ordinance 12-14
Harmony PUD Text Amendment Ordinance 14-55
Harmony PUD Text Amendment Ordinance 15-18

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development Plan
4. Primary Plat
5. Landscape Plan
6. Harmony PUD Ordinance 12-14
7. Harmony PUD Ordinance 14-55
8. Harmony PUD Ordinance 15-18

Staff Reviewer: Andrew Murray, Senior Planner

PROCEDURAL

Requests for Overall Development Plan Review and Primary Plat review are required to be considered at a public hearing. The public hearing for this petition was held during the March 7, 2016 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.

Approval of an Overall Development Plan & Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site and any commitments associated with the site.



PROJECT DESCRIPTION AND HISTORY

The 138 acre+/- site is located at the southwest corner of 156th Street and Ditch Road (the "Subject Property"). The Westfield-Washington Township Advisory Plan Commission (the "APC") approved an Overall Development Plan and Primary Plat (the "Approved Plans") for the Subject Property on January 4, 2016. Following approval of an Overall Development Plan and Primary Plat, property is eligible for Secondary Plat approval. The Petitioner submitted a Secondary Plat for a portion of the Subject Property to the Department for review and approval. In accordance with Article 10.12 of the Westfield-Washington Township Unified Development Ordinance (the "UDO"), the Department shall approve the Secondary Plat if it is substantially consistent with the Approved Plans. After a complete review, it was determined that the proposed Secondary Plat was not substantially consistent with the Approved Plans. The following items were identified during Secondary Plat review as inconsistent with the Approved Plans: lot types, lot configuration and additional easements (private street, access, drainage and utility) (the "Changes"). As a result, the Petitioner has requested to amend the Approved Plans to accommodate the Changes, which requires a public hearing and APC approval.

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

The following chapter, articles and standards of the UDO, as amended, apply and comply with the plans unless identified as outstanding below:

Zoning Districts (Chapter 4)

1. SF-4: Single Family High Density District (Article 4.7)

Overlay Districts (Chapter 5)

2. Floodplain Overlay District (Article 5.5)
3. Planned Unit Development District (Article 5.6)
4. Wellhead Protection District (Article 5.7)

Development Standards (Chapter 6)

5. Landscaping Standards
6. Lighting Standards (Article 6.9)
7. Lot Standards (Article 6.10)
8. Setback Standards (Article 6.16)
9. Sign Standards (Article 6.17)
10. Vision Clearance Standards (Article 6.19)



Subdivision Regulations (Chapter 7)

11. Principles and Standards of Design (Article 7.3)

Design Standards (Chapter 8)

- 12. Block Standards (Article 8.1)
- 13. Easement Standards (Article 8.3)
- 14. Monument and Marker Standards (Article 8.5)
- 15. Open Space and Amenity Standards (Article 8.6)
- 16. Pedestrian Network Standards (Article 8.7)
- 17. Storm Water Standards (Article 8.8)
- 18. Street and Right-of-Way Standards (Article 8.9)
- 19. Street Light Standards (Article 8.10)
- 20. Street Sign Standards (Article 8.11)
- 21. Surety Standards (Article 8.12)
- 22. Utility Standards (Article 8.13)

Processes and Permits (Chapter 10)

- 23. Development Plan Review (Article 10.7)
- 24. Primary Plat Review (Article 10.12, I)

HARMONY PUD DISTRICT (Ordinance 12-14)(Amendments: Ordinance 14-55, Ordinance 15-18)

The following standards of the Harmony PUD District, as amended, apply and comply with the plans unless identified as outstanding below:

Section 1.3. Open/Green Space. (As amended via Ordinance 14-55) A minimum of 63 acres of Open/Green Space shall be provided throughout the Real Estate. Development amenities as required in Section 2.4, N and Section 3.3, B and Active Recreation facilities shall be included as Open/Green Space for the purposes of calculating the quantity of Open/Green Space provided. Any Open/Green Space, Green Belt Space, or Green Space Area requirement in the Zoning Ordinance or in the Harmony PUD Ordinance shall apply toward the Open/Green Space requirement.

Section 1.4. The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C-1 - Illustrated Site Development Plan.

Section 1.5. The Real Estate is expected, but is not bound, to develop in the order of the sections identified in Exhibit D - Construction Phasing Plan.

Section 3.1. Building Height. All residential dwellings are permitted to be a maximum of thirty (30) feet in height.



Section 3.2. Permitted Uses. All uses permitted in the SF-4 District in the Zoning Ordinance.

Section 3.3. Development Requirements.

A. Lots and buildings within the Single Family Residential District shall comply with the following development standards based upon lot classification:

Mew Lots

- 25. Minimum Lot Width at Building Line – 42’
- 26. Minimum Lot Area – 3,780 SF
- 27. Minimum Lot Frontage on a Public Way – 0’
- 28. Minimum House Size (total square footage) – 1,400 SF
- 29. Minimum Ground Level Area (1-story) – 1,000 SF
- 30. Minimum Ground Level Area (2-story) – 750 SF
- 31. Minimum Front Yard Setback – 10’
- 32. Minimum Side Yard Setback – 5’
- 33. Minimum Rear Yard Setback – 20’

42’ Alley-Load Lots

- 34. Minimum Lot Width at Building Line – 42’
- 35. Minimum Lot Area – 3,780 SF (reduced to 3,654 SF due to ROW increase)
- 36. Minimum Lot Frontage on a Public Way – 30’
- 37. Minimum House Size (total square footage) – 1,400 SF
- 38. Minimum Ground Level Area (1-story) – 1,000 SF
- 39. Minimum Ground Level Area (2-story) – 750 SF
- 40. Minimum Front Yard Setback – 10’ (reduced to 7’ due to ROW increase)
- 41. Minimum Side Yard Setback – 5’
- 42. Minimum Rear Yard Setback – 20’

50’ Alley-Load Lot

- 43. Minimum Lot Width at Building Line – 50’
- 44. Minimum Lot Area – 5,500 SF (reduced to 5,350 SF due to ROW increase)
- 45. Minimum Lot Frontage on a Public Way – 40’
- 46. Minimum House Size (total square footage) – 1,700 SF
- 47. Minimum Ground Level Area (1-story) – 1,000 SF
- 48. Minimum Ground Level Area (2-story) – 750 SF
- 49. Minimum Front Yard Setback (reduced to 7’ due to ROW increase)– 10’
- 50. Minimum Side Yard Setback – 5’
- 51. Minimum Rear Yard Setback – 20’



60' Front-Load Lots

- 52. Minimum Lot Width at Building Line – 60'
- 53. Minimum Lot Area – 7,200 SF (reduced to 7,020 SF due to ROW increase)
- 54. Minimum Lot Frontage on a Public Way – 40'
- 55. Minimum House Size (total square footage) – 2,000 SF
- 56. Minimum Ground Level Area (1-story) – 1,200 SF
- 57. Minimum Ground Level Area (2-story) – 800 SF
- 58. Minimum Front Yard Setback – 20' (reduced to 17' due to ROW increase)
- 59. Minimum Side Yard Setback – 5'
- 60. Minimum Rear Yard Setback – 20'

70' Front-Load Lots

- 61. Minimum Lot Width at Building Line
- 62. Minimum Lot Area – 8,400 SF (reduced to 8,190 SF due to ROW increase)
- 63. Minimum Lot Frontage on a Public Way – 40'
- 64. Minimum House Size (total square footage) – 2,200 SF
- 65. Minimum Ground Level Area (1-story) – 1,200 SF
- 66. Minimum Ground Level Area (2-story) – 800 SF
- 67. Minimum Front Yard Setback – 20' (Reduced to 17' due to ROW increase)
- 68. Minimum Side Yard Setback – 5'
- 69. Minimum Rear Yard Setback – 20'

Additional Restrictions:

- 70. No more than 225 lots shall be less than five thousand five hundred (5,500) square feet in lot area.
- 71. No more than 405 lots shall be less than seven thousand two hundred (7,200) square feet in lot area.
- 72. The front yard setback for the Mew Lots shall be measured from the narrowest property line adjacent to a Mew.

STAFF COMMENT: The Petitioner wishes to immediately subdivide the portion of the Subject Property that includes Lots 228-335). Further subdivision of the Subject Property where Blocks are identified will require the review of a Secondary Plat. As part of the review, compliance will be confirmed with this standard.

Development Amenities.

- 73. A recreation area shall be located immediately north of 151st Street west of Ditch Road and shall comply with the 50' alley-loaded lot standards noted above; except, that the community building



shall be a minimum of 1,000 s.f. The community building shall meet or exceed the architectural standards in Section 3.4. The recreation area shall contain a swimming pool with a minimum surface area of 3,000 square feet, a baby pool with a minimum surface area of 100 square feet, and a playground area.

74. Within the Open/Green Space located along the pipeline easements (see Exhibit C-1) the following amenities shall be provided:
1. An eight (8) foot wide asphalt trail the entire length of the Open/Green Space,
 2. A dog park with fenced enclosures and a shade pavilion,
 3. A playground, and
 4. A multi-purpose field with moveable soccer goals.

STAFF COMMENT: The plans comply. The Overall Development Plan and Primary Plat identify common area within and along the pipeline to install these improvements. Per Article 8.6(F) of the UDO, open space and development amenity improvements shall require Detailed Development Plan approval, which shall be reviewed and approved by the Department as part of an Improvement Location Permit or Certificate of Compliance.

Section 4.3. Bicycle Parking Facilities.

Section 5.2. Buffer Yard Requirements.

75. Buffer yards shall not be required internal to the Real Estate.
76. Buffer yards shall not be required where the front of lots or dwellings face 146th Street, 151st Street, 156th Street or Ditch Road, except as required by Section 5.3.
77. Where the rear yards of lots abut Ditch Road, a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed. For the area between 151st Street and the pipeline easements, the minimum width of the landscape easement shall vary from 20 feet to 40 feet as shown on Exhibit C-1.
78. A minimum 40 foot wide landscape buffer shall be provided in the areas abutting the existing large lot residential parcels on the south side of 156th Street as shown on Figure #2.
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STAFF COMMENTS

1. The plans are compliant.
2. **Action:** The Department recommends approving the petition with the following condition:
 - All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office and Citizens Westfield prior to the issuance of an improvement location permit.
3. If any Plan Commission members have questions prior to the meeting, then please contact Andrew Murray at 317-379-9080 or amurray@westfield.in.gov.